179.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	733,100 / 733,100
					USE VALUE:	733,100 / 733,100
					ASSESSED:	733,100 / 733,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
243		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLUM KENNETH I
Owner 2:	LEVEN JULIE F
Owner 3:	
Street 1:	243 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BLUM KENNETH I -
Owner 2:	LEVEN JULIE F -
Street 1:	243 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Wood Shingle Exterior and 1708 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	344,600		388,500	733,100
Total Card	0.103	344,600		388,500	733,100
Total Parcel	0.103	344,600		388,500	733,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.22 /Parcel: 429.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121282

GIS Ref

GIS Ref

Insp Date 07/19/18

!14056!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	344,600	0	4,500.	388,500	733,100		Year end	12/23/2021
2021	101	FV	335,200	0	4,500.	388,500	723,700		Year End Roll	12/10/2020
2020	101	FV	335,200	0	4,500.	388,500	723,700	723,700	Year End Roll	12/18/2019
2019	101	FV	261,000	0	4,500.	383,000	644,000	644,000	Year End Roll	1/3/2019
2018	101	FV	261,000	0	4,500.	294,100	555,100	555,100	Year End Roll	12/20/2017
2017	101	FV	261,000	0	4,500.	277,500	538,500	538,500	Year End Roll	1/3/2017
2016	101	FV	261,000	0	4,500.	255,300	516,300	516,300	Year End	1/4/2016
2015	101	FV	254,900	0	4,500.	238,700	493,600	493,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:15:30

LAST REV

Date	Time
08/10/18	11:43:34
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14056

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUINZANI JOAN K	31095-263		1/31/2000		336,500	No	No		
	16105-487		4/1/1985		147,000	No	No		Y

USER DEFINED

Prior Id # 1:	121282
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2012	800	Redo Bat	13,400	C				GUT REHAB

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	BS	Barbara S
6/25/2013	Info Fm Prmt	BR	B Rossignol
7/16/2012	Info Fm Prmt	BR	B Rossignol
3/6/2009	Inspected	189	PATRIOT
1/5/2009	Measured	345	PATRIOT
3/26/2000	MLS	MM	Mary M
3/25/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.9	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	1.00439954
Adj $ / SQ:	189.832
Other Features:	96000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419770
Depreciation:	75139
Depreciated Total:	344631

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

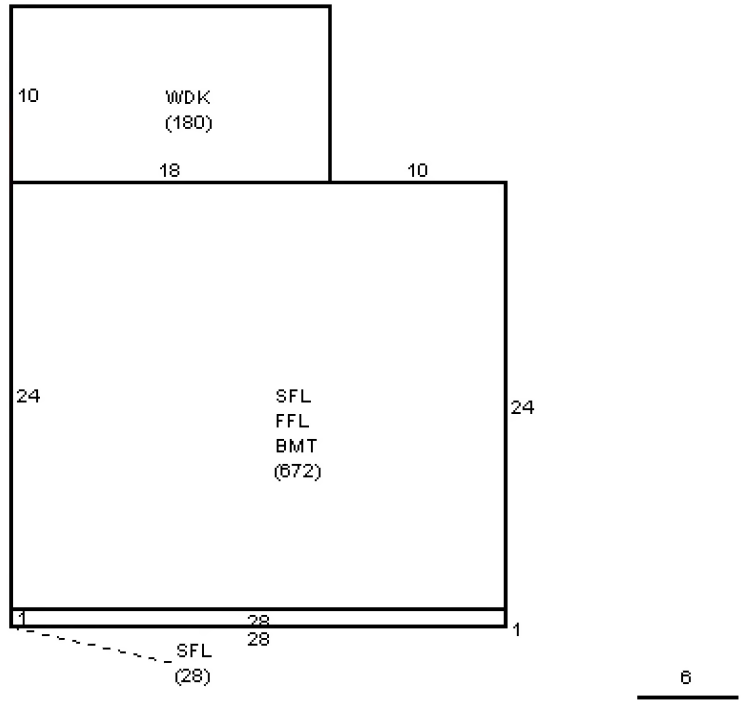
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	189.83
Special Features:	0	Val/Su Net:	154.95
Final Total:	344600	Val/Su SzAd	251.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	700	189.830	132,882
BMT	Basement	672	91.120	61,232
FFL	First Floor	672	189.830	127,567
WDK	Deck	180	11.610	2,089

Net Sketched Area:	2,224			Total:	323,770
Size Ad	1372	Gross Area	2224	FinArea	1708

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	GD	1998	0.00	T	12.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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